

TOTAL FLOOR AREA: 727 sq ft. (67.6 sq.m.) approx.
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IMPORTANT: These property details are set out as a general guideline only and do not constitute any part of an offer or contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from the solicitor or surveyor. Fixtures, fittings and other items are not included unless specified. All measurements, distances and areas are approximate, and for guidance only. Room measurements are taken to the nearest 3" and prospective buyers are advised to check these for any particular purpose, e.g fitted carpets and furniture.



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**Offers In The Region Of
£270,000**

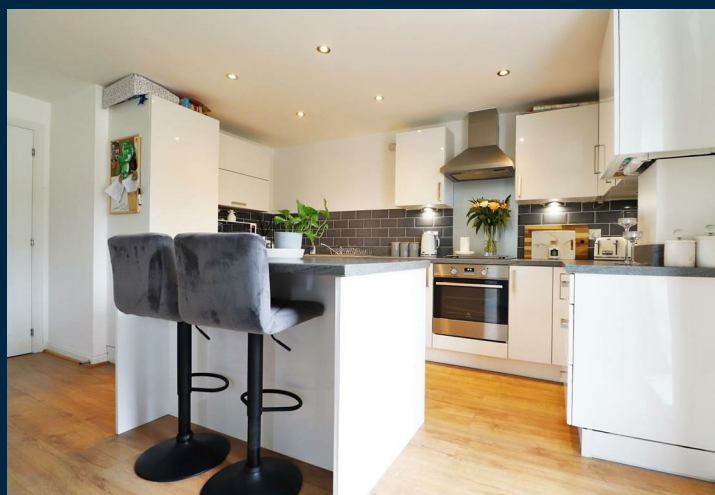
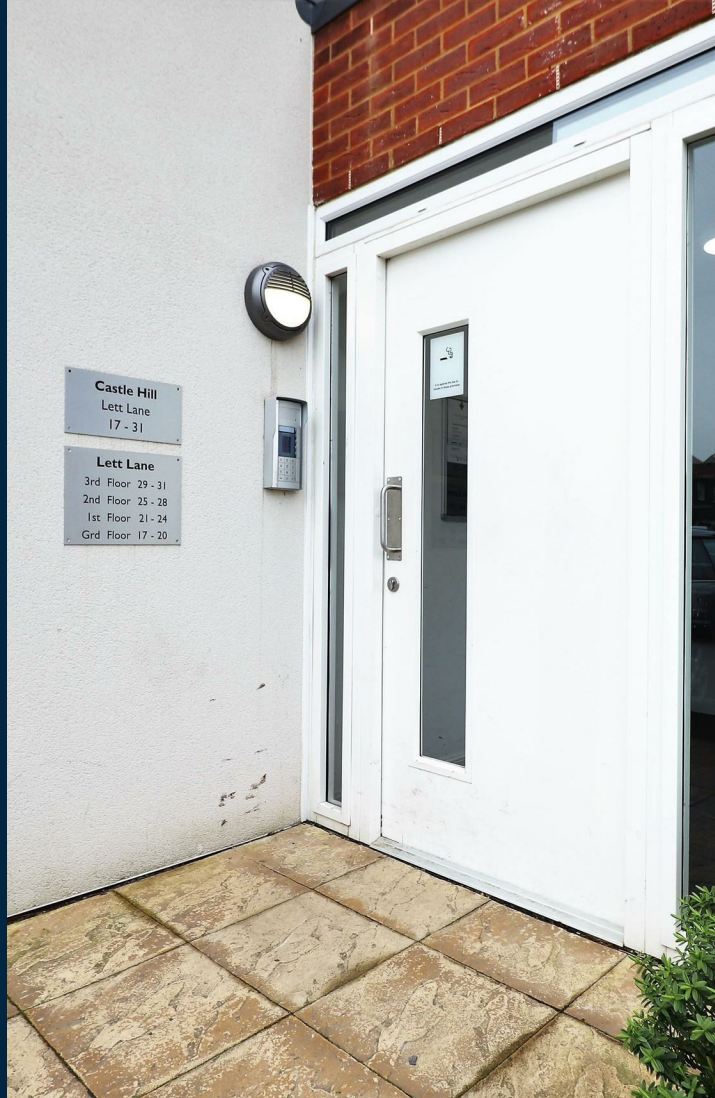
Lett Lane Swanscombe

This beautifully presented ground floor apartment is located within the heart of Ebbsfleet and would be ideal for a first time buyer or an investor alike.

The property boasts two double bedrooms, a large storage cupboard and a modern family bathroom all of which can be accessed off the main entrance hall. The added bonus of a private en-suite shower room and a dressing area, really adds a luxurious feel to the main bedroom. The spacious open plan kitchen / living room really is a great place to relax and entertain with friends and family. This light and airy room allows you the room needed to enjoy the contemporary kitchen which benefits from plenty of storage and fitted appliances whilst still socialising with friends. The generous south facing private balcony leaves you enjoying the sunny evenings, whilst the allocated parking bay to the front offers extra peace of mind that your vehicle will be secure. Beautifully presented by the current owners, you will feel at home straight away with this stunning modern apartment.

The property is located within a prime position within this development, meaning you have the added bonus of allocated parking and many visitors bays, whilst overlooking the landscaped grounds. Within 5 minutes walk to Ebbsfleet International Station allowing you access to London St Pancras within 19 Minutes and Paris in 2 hours. whilst using the high speed train line. This new development will offer you the very best in modern living in the South East. With a wealth of facilities planned on site, from hotel and pub, sports and a shop, this self-contained community will have everything you need right on your doorstep. Within a short drive to Bluewater Shopping Centre, Dartford and Gravesend town centres, as well as the excellent major road networks.

Call Anthony Martin Estate Agents for more information today. EPC Rating B



- **Modern Ground Floor Apartment**
- **Two Double Bedrooms**
- **Two Contemporary Bathrooms**
- **Open Plan Living Area**
- **South Facing Balcony**
- **Large Kitchen With Generous Island**
- **Walking To Ebbsfleet Station**
- **Lease 999 Years From 2018**
- **Excellent Transport Links**
- **EPC Rating B**

